

Division: Engineering

Member: Tim Welch
Phone: (954) 828-5123
Email: timw@cityfort.com

Project Name: Nissan
1300 S. Federal Highway
Site Plan Review

Case #: 7-ZR-02

Date: 8/13/02

Comments:

1. Additional review by staff, Planning & Zoning Board, and City Commission is necessary to confirm whether request to vacate alley south of S.E. 13 Street is permitted to satisfy landscaping buffer or other needs for this site.
2. Provide additional elevations and notes regarding re-grading of swale along S.E. 13 and 14 Streets where new sidewalk is to be installed.
3. Provide a circulation (Pavement Marking Plan) that clearly indicates signs and markings for controlling orderly on site circulation. A one-way drive exists and other locations leave questions as to whether public will necessarily have adequate directional controls, etc.
4. Discuss how loading can occur in the Type II loading zone when the remainder of the lot is labeled for display of vehicles. This loading zone must be functional.
5. Provide dimensions for typical parking spaces and parking aisle widths.
6. Identify adjacent zonings on site and/or photometric plan, confirm that photometric plan complies with maximum levels along property line with adjacent residential zoning.
7. Engineer's selection of any access location or relocation shall consider whether relocation of lighting or power poles are necessary and appropriately coordinate with the Department well in advance or revise access so no conflict occurs if at all possible.

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Ft. Lauderdale Nissan, Inc./
City County Credit Union

Case #: 7-ZR-02

Date: 8-13-02

Comments:

- 1) Flow test required
- 2) New code applies to change of use projects.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Ft. Lauderdale Nissan, Inc./
City County Credit Union

Case #: 7-ZR-02

Date: August 13, 2002

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Ft. Lauderdale Nissan, Inc./City
County Credit Union

Case #: 7-ZR-02

Date: 8/13/02

Comments:

1. Verify the application of buffer yard requirements as per Sec. 47-25. One of these is that shrubbery shall be installed on the exterior of the wall at an alley.
2. Add rain sensor requirement to irrigation note.
3. Make sure all utilities that would affect proposed planting are shown on the Landscape Plan. Separate utility plan may be required.
4. If the Ligustrum trees are to count for minimum Code they must have at least a 10' overall ht.
5. Provide the calculations for the equivalent replacement of any trees or palms to be removed (if applicable).

Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Fort Lauderdale Nissan, Inc./City
County Credit Union

Case #: 7-ZR-02

Date: August 13, 2002

Request: Rezone from RMM-25 to X-P - Lots 7, 8, 9 and 10, Block 6 with allocation of flex requiring site plan level IV approval. Rezoning, flex allocation and site plan require Planning and Zoning Board and City Commission approval.

The existing use is an automobile dealership and the applicant proposes to add the City County Credit Union as a new additional use at this location.

NOTE: Site plan submitted with rezoning request does not comply with ULDR and Comprehensive Plan requirements.

Comments:

The land use for the lots proposed for rezoning is Residential therefore a flex allocation is necessary for the lots to be rezoned. ULDR Sec. 47-28. Flexibility Rules, (47-28.1.G.1.a.) states "Rezoning of the development site to community business (CB) only, or to exclusive use (X-Use)". Neither of these districts permit an automobile dealership. The site plan submitted indicates "Auto Display" is proposed for these lots.

Should the applicant revise the site plan to indicate Lots 7 thru 10 for customer and employee parking only, the following comments apply:

1. Provide a narrative on exactly what credit union activities will be moved to this location.
2. Are there any vehicle repair facilities at this location?
3. Provide a narrative outlining how this development complies with Sec. 47-9.21.B. Parking Lot, X-Exclusive Use District.
4. Pursuant to Sec. 47-28, Flexibility Rules, provide a narrative demonstrating that the use of commercial flex acreage supports the specific goals, objectives and policies of the City's Land Use Plan.
5. A separate application (rezoning with flex allocation) will be required for Planning and Zoning Board review after initial DRC review and preliminary (Pre-PZ) sign off.

6. Rezoning requires allocation of flex acreage. This property is located in Flex Zone 55 which has sufficient flex available for the allocation. Provide a narrative outlining how the rezoning meets the criteria for rezoning (Sec. 47-24.4.D. 1-3).
7. Discuss landscape and bufferyard requirements with Landscaping representative at DRC meeting. Bufferyard wall shall incorporate decorative features on residential side.
8. Provide a copy of the most current plat and amendments for the proposed site.
9. Review ULDR Sec. 47-25.3 and provide a point by point narrative explaining how this application will meet neighborhood compatibility requirements.
10. Existing curb cuts, if abandoned must be removed and rebuilt. Discuss curb and gutter with Engineering representative.
11. Discuss parking requirement with Zoning representative.
12. Signage is not a part of this review.
13. Pursuant to Sec. 47-19.2, Accessory structures, roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened so that the structure is not visible at ground level. From any adjacent property. (Also covered under neighborhood compatibility Sec. 47-25.3.A.3.b.iii.)
14. Lighting shall be directed away from abutting residential uses. Provide a photometric plan. Are any wall mounted light fixtures proposed? Any non-residential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) foot candle on any abutting residential property.
15. Discuss what type of communication system sales personnel use. If PA system it should be replaced with a beeper system
16. Delineate exact credit union area on floor plan. Discuss area shown as show room.
17. Additional comments may be forthcoming at DRC meeting.
18. Site plan conditions may be added if case progresses on the Planning and Zoning Board.

Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager –954-877-7875

Project Name: Ft. Lauderdale Nissan, Inc./
City County Credit Union

Case #: 7-ZR-02

Date: 08/13/02

Comments:

1. Suggest CCTV for the CC office and areas to the office.
2. Recommend Robbery & intrusion alarm systems.

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Ft. Lauderdale Nissan, Inc./
City County Credit Union

Case #: 7-ZR-02

Date: August 13, 2002

Comments:

1. Indicate Zoning Districts on site plan.
2. Auto sales is not a permitted use in XP zoning district pursuant to Section 47-9. Auto display and loading zone is not permitted in XP zoning district.
3. Alley vacation Case number 16-P-02 must be approved prior to Final DRC review.
4. Photometric lighting plan shall comply with Section 47-20.14 not to exceed .05 foot candles along the residential zoned and used property lines. Provide design details and height of light fixtures.
5. Provide design details of buffer wall pursuant to Section 47-19.5 and 47-25.3.
6. Sign shall comply with Section 47-22.
7. Additional comments may be forth coming at the DRC meeting.